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RIGHT TO INFORMATION

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THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.40 AMARAVATI, TUESDAY, JANUARY 20, 2026 **G.1034**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)

FILE.NO: MAU61-PLG0CCMP/38/2025-PLG

NOTIFICATION: Certain amendments to the Zoning Regulations (ZR) of the Capital City.

Public Notice

(Section -39 &41 of APCRDA Act, 2014)

In exercise of the powers conferred under section 39(1) and 41(3) of APCRDA Act, 2014 the APCRDA, Vijayawada here by proposes certain amendments to the Zoning Regulations (ZR) for the Capital City.

Any person/organization having any objection/suggestion with respect to said notification may send in writing to the Commissioner, APCRDA, Project Office, Rayapudi, Amaravati, Andhra Pradesh-522237 with in a period of 30 days from the date of publication of this public notice. The person making the objections or suggestions shall also give his/her name and address, telephone/fax, e-mail address. Without contact details, the objection/suggestions shall not be entertained.

SCHEDULE

S.no	Description	As per Amaravati Zoning Regulation (ZR)	Proposed Amendment to AmaravatiCapitalCityZoningRegulations
1	Parking norms for Hotels in Capital city Zoning	The Appendix- ll of the Amaravati Capital City Zoning	Resolved that the Authority herby authorizes to take up process for Amendment to parking norms for hotels in in Amaravati Capital city zoning regulations on par with Amaravati Government complex area.

	regulation as 1 stall for 100 sqm in Amaravati Capital city area on par with Amaravati Government complex (AGC)	Regulations- 1 stall for 50 sqm gross floor area.	Resolved further that the Authority hereby authorize Commissioner, APCRDA to take necessary action to implement this Amendment. Authority further directed Commissioner, APCRDA to ensure double stacked parking to accommodate future parking demand.
2	Revision of allowable built-up area within P1-Passive recreational zone in Capital City.	Development shall be allowable in only 10% of the plot area or 500 m2 (whichever is smaller)	Resolved:That the Authority do and hereby approve that provision for development in P1-Passive recreational Zone stands Modified as 'Development shall be allowable in only 10% of the plot area' and any such development in P1 require approval by the review panel.
3	Increasing permissible height of the building to be considered excluding parking floor height for the buildings of an extent 300 Sq.m and above.	The Appendix-ll of the Amaravati Capital City Zoning Regulations under Building type, the Maximum Building Height (m) in Residential use includes height of parking floors in plots having extent of 300 Sq. mts and above.	Resolved: That the Authority do and hereby approve following amendment to Amaravati capital city zoning regulations: The Appendix-ll of the Amaravati Capital City Zoning Regulations under Building type, the Maximum Building Height (m) in Residential use excludes height of parking floors in plots having extent of 300 Sq. mts and above. Height of parking floor shall not be less than 2.5m. In case of parking floors where mechanical system and lift are provided, height of such parking floor shall not be less than 4.5 m. Parking floors in high rise buildings are also excluded from calculation of height of building.
4	Amendment to Zoning Regulations with respect to P2 zone in Amaravati City.	The Appendix- I &ll of the Amaravati Capital City Zoning Regulations.	RESOLVED That Zoning Regulations with respect to P2 zone are amended at chapter viii Appendix i (use matrix) of Zoning Regulations and chapter ix appendix ii of zoning regulations matrix of Zoning Regulations to allow low density housing units (G Plus 2 floors) and group development with an FSI of 1:1 leaving most of the area as greenery subject to the conditions that the coverage shall be 50% maximum, the maximum FSI shall be 1:1 minimum plot area shall be 300 sq yards, minimum setback shall be 2.5m, and maximum height of the building shall be 10m and essential commercial area in APCRDA land nearby and community facilities within the scheme area are permitted.

Sd/
Commissioner
APCRDA